

FALLBROOK COMMUNITY PLANNING GROUP

And

FALLBROOK DESIGN REVIEW BOARD

Regular Meeting

Monday 19 May 2008, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

AGENDA

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion, & Non-voting item.
2. Approval of the minutes for the meeting of 21 May 2008. Voting item.
3. Presentation and discussion on the possibility of the Fallbrook Community Planning Area's boundary being adjusted to encompass the area of De Luz. Currently the unincorporated area of San Diego County is divided into 27 Planning areas with some represented by Planning Groups (18), some represented by Sponsor Groups (13) and some areas like (Pendleton/De Luz) are not represented. The County Department of Planning and Land Use is in the process of updating the County's General Plan and has asked if the FCPG would take on the responsibility to represent the De Luz area. The purpose of this meeting is to hear what the residents of De Luz think about this subject. Were it to happen it would occur when the new General Plan goes into effect, probably sometime in 2010. Continued from the Dec 2007 FCPG meeting. Community input. Voting item.
4. Discussion the General Plan Update concept of applying the Village Limit Line to the Fallbrook Community Plan. County planner Eric Lardy, 858-694-2457 eric.lardy@sdcounty.ca.gov. Continued from the Feb 2008 FCPG meeting. **Land Use Committee**. Community input. Voting item. (12/28)
5. Discussion on the Land Use Element of the General Plan Update with comments to the county. County planner Eric Lardy, 858-694-2457 eric.lardy@sdcounty.ca.gov. Continued from the Feb 2008 FCPG meeting. **Land Use Committee**. Community input. Voting item. (12/28)
6. TPM21124 Request to subdivide the 4.44 acres located at the north end of Via Prado, just north of and Calmin Way, into 4 lots plus a remainder for Owner and applicant James Carson 468-0377. Contact person Ronald Ashman 858-571-0555. County planner Monica Bilddeau 858-694-3085 Monica.Bilddeau@sdcounty.ca.gov. **Land Use Committee**. Community input. Voting item. (4/9)
7. GPA05-003, SPA05-001, TM5424, REZ 05-005 & S05-014 Campus Park West project is **proposed** for the approximate 107 acres located in the north east corner of I-15 and SR76. It is a **request** that includes the processing of a General Plan Amendment, an amendment to the Campus Park Specific Plan, a Tentative Map, a Rezone and a V designator. They are requesting 369 dwelling units. Lots 1 – 17 approximately 21.6 acres of Light Industrial, Lots 18 – 20, & 31 – 34 approximately 6.1 acres of Mixed Use, Lots 28 – 30 approximately 16 acres of Multi-Family, Lots 21 – 27 approximately 21 acres of General Commercial, Lots 37 – 42 approximately 12 acres of Home Owners Association, and south of Highway 76 (Pala Road), Lots 35 & 36 approximately 8 acres of General Commercial, Lots 45 & 46 approximately 10.7 acres of open space. The applicant has requested that the preparation of Site Plans be delayed until some time in the future when development plane are being prepared, additionally the applicant has requested to write Design Guidelines specifically for the project and not use the Fallbrook Design Guidelines. Staff has concurred subject to concurrence by the FCPG. Owner/Applicant JPSPD LLC (916) 447-7100/447-7112, Contact person Chris Morrow or Debbie Collins 619-235-6471. County planner Christine Stevenson 858-694-3685, Christine.stevenson@sdcounty.ca.gov. Heard as a non-voting item at the 16 May 2005 FCPG meeting. **Land Use and Parks and Recreation Committees**. Community input. Voting item. (4/9)

8. Request from the Department of Planning and Land Use Eric Lardy 858-694-2457 to consider upzoning 29 parcels from two dwelling unit per acre to 20 dwelling units per acre for low cost housing as a part of the General Plan Update. Those parcels are located east of the Naval Weapons Station, West of Pasadena Ave, North of W. Fig Street and south of W. Kalmia Street. **Land Use Committee**. Community input. Voting item. (4/16)
9. P05-011W1 Request for an unmanned wireless facility with antennas to be located on the side of the water tank located at 2329 Aqua Hill Road. Owner Fallbrook Public Utility District 728-1125. Applicant Verizon Wireless 949-622-0333. Contact person Vince Amaya 949-929-8751. County planner Chan 858-694-2610. There is currently a Cingular wireless facility on this location. **Public Facilities Committee**. Community input. Voting item. (4/23).
10. Request for Waiver of B Community Design Review Special Area Regulation for Signage at the Country Farmhouse, (formerly Farmhouse Coffee Company) located at 622 South Mission Rd. Contact person Debbie Estrada, 760-728-6000 debestrada@cox.net. County planner Debra Frischer debra.frischer@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item. (4/24)
11. Request for Waiver of B Community Design Review Special Area Regulation for painting and beautification of Pedro's Tacos located at 536 South Main St. Contact person Ed McNary, gcppock@adelphia.net. Planner Debra Frischer. **Design Review Committee**. Community input. Voting item. (4/24)
12. Request for Waiver of B Community Design Review Special Area Regulation for painting and beautification of Fallbrook Car Wash located at 221 East Alvarado Street. Contact person Seana Corona, (619) 501-4264, seana@pearlcwm.com County planner Debra Frischer debra.frischer@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item (4/24)
13. Request for Waiver of B Community Design Review Special Area Regulation for Signage at Swirlz (Retro Candy Shop) located at: 213 N. Main Ave. Contact: Richard and Maribel Moran, nrichenme@hotmail.com County planner Debra Frischer debra.frischer@sdcounty.ca.gov **Design Review Committee**. Community input. Voting item. (4/24)
14. IFor PG Only-(Was reviewed by DR in April). Request for a Waiver of B Community Design Review Special Area Regulation for a new 18.75 SF illuminated wall sign to say "Coin Laundry". Location 1113 S. Main Ave. Owner Ran Pac. Contact: Peter Klein 619.990.4602. Planner Debra Frischer. **Design Review Committee**. Community input. Voting item
15. Request for a Waiver of B Community Design Review Special Area Regulation for a sign at a new restaurant at the former Sweet Leilanis. Location 129 E. Mission Rd.. Owner Yolanda Aleggria 760-277-8576, josealeggria@att.net. Planner Debra Frischer. **Design Review Committee**. Community input. Voting item
16. P05-053 Major Use Permit request to construct a 45 foot tall (35 is the maximum allowable) faux broadleaf tree to house 15 panel type antennas and an associated equipment shelter measuring 11.5 feet wide by 20 feet long by 10 feet tall. Two HVAC units will be located on the north side of the equipment shelter. A 9 foot high sound attenuation barrier will extend along the full length of the northern boundary of the lease area, with two return segments. The 32 foot long by 32 foot wide lease area will be surrounded by a 10 foot high tongue and groove wooden fence. The project is located at the Fallbrook Golf Course, 2757 Gird Road. Owner Fallbrook Golf Club, LLC 728-8336. Applicant Sprint-Nextel 858-650-4202. Contact person Anne Wulftange 858-602-6522, anne.wulftange@sprint.com. County planner Mary Tondro 858-694-3716. Project denied at the 16 January 2006 FCPG meeting. **Public Facilities Committee**. Community input. Voting item.

NOTE: The Planning Group occasionally has openings on its **Land Use** (Chuck Sanacore 723-4706), **Circulation** (Harry Christiansen 728-3725), **Parks & Recreation** (Carolyn Major 723-9519), **Public Facilities** (John Crouch 723-7305), **Design Review** (Eileen Delaney 518-8888), and **Liberty Quarry** (Jim Oenning 451-2323) committees for non-elected citizens. Interested persons please contact the Chairman. This is a preliminary agenda. If any changes are made, a final agenda will be posted at the North County Fire District, 315 E. Ivy Street, Fallbrook, at least 72 hours prior to the meeting.

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